

**Los Angeles County
Regional Park and Open Space District
Consideration of Lease
between
Whittier and Matrix
and Whittier Oil Field Project**



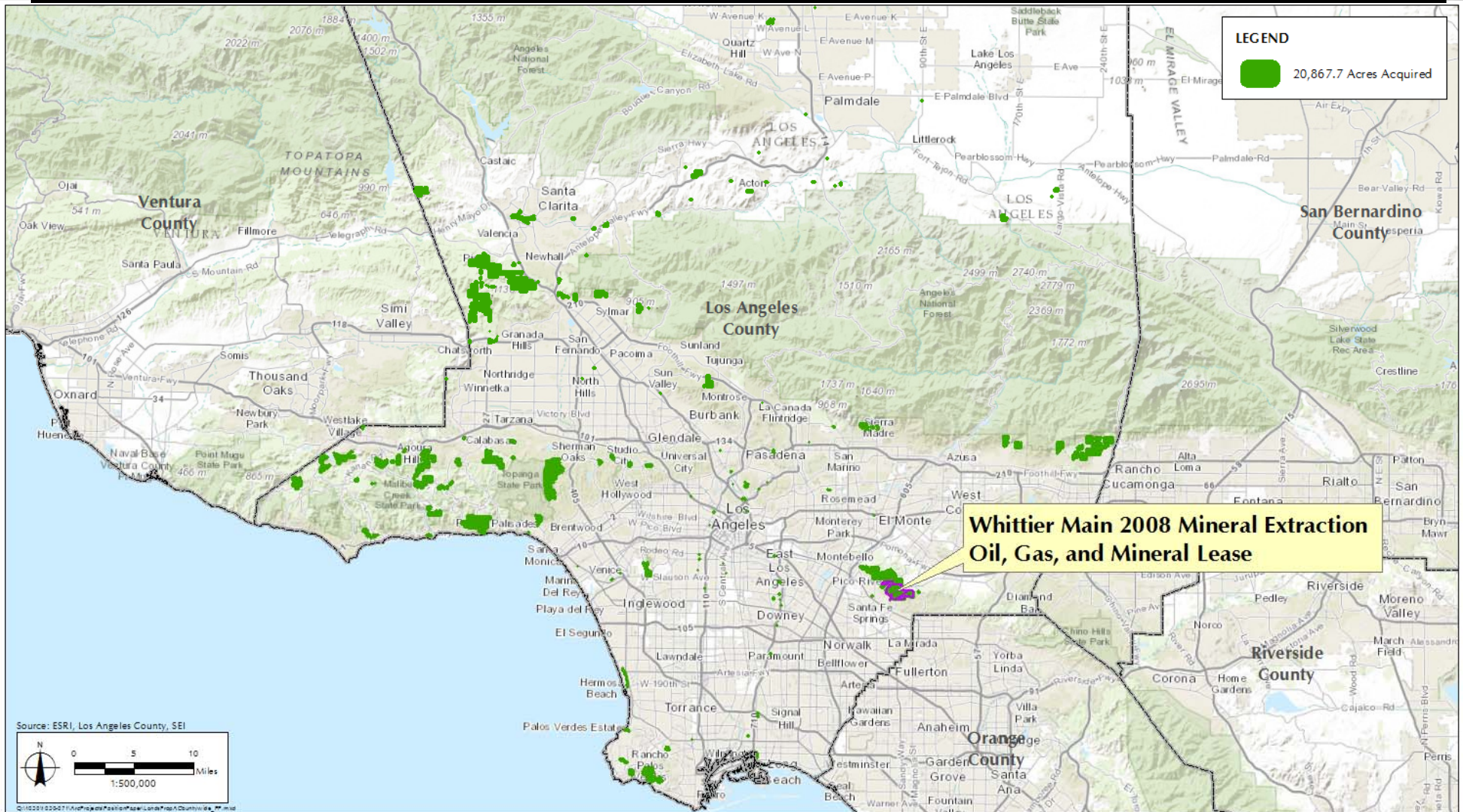
Voters Approve Proposition A in 1992

- ❖ Establishes County of Los Angeles Regional Park and Open Space District
- ❖ Designates Board of Supervisors as the Governing Body of the District
- ❖ Empowers District to take all actions necessary and desirable to carry out the purpose of Proposition A
- ❖ Allocates \$540 million to fund land acquisition
- ❖ Annual assessment levied based on the benefit for the parcel, not to exceed \$12.52 for a single-family detached residence located on a medium-sized residential lot (1/7 acre)
- ❖ Requires a Project Agreement in conjunction with each funded activity

Proposition A Accomplishments

- ❖ Funds open space and park acquisition
 - 809 parcels acquired between 1992 and 2013
 - Resulting in nearly 21,000 acres for open space, wildlife habitat, and recreation
- ❖ Benefits of Assessment
 - Increased attractiveness of the District as result of preservation of mountains, foothills, and canyons, and increased public access to these lands
 - Improved environmental quality by protecting District's irreplaceable open space lands and improved public access to these lands
 - Improved recreational opportunities through improvements such as parks, trails, and other public recreational facilities

Countywide Proposition A Acquisition Lands



Proposition A Requirements

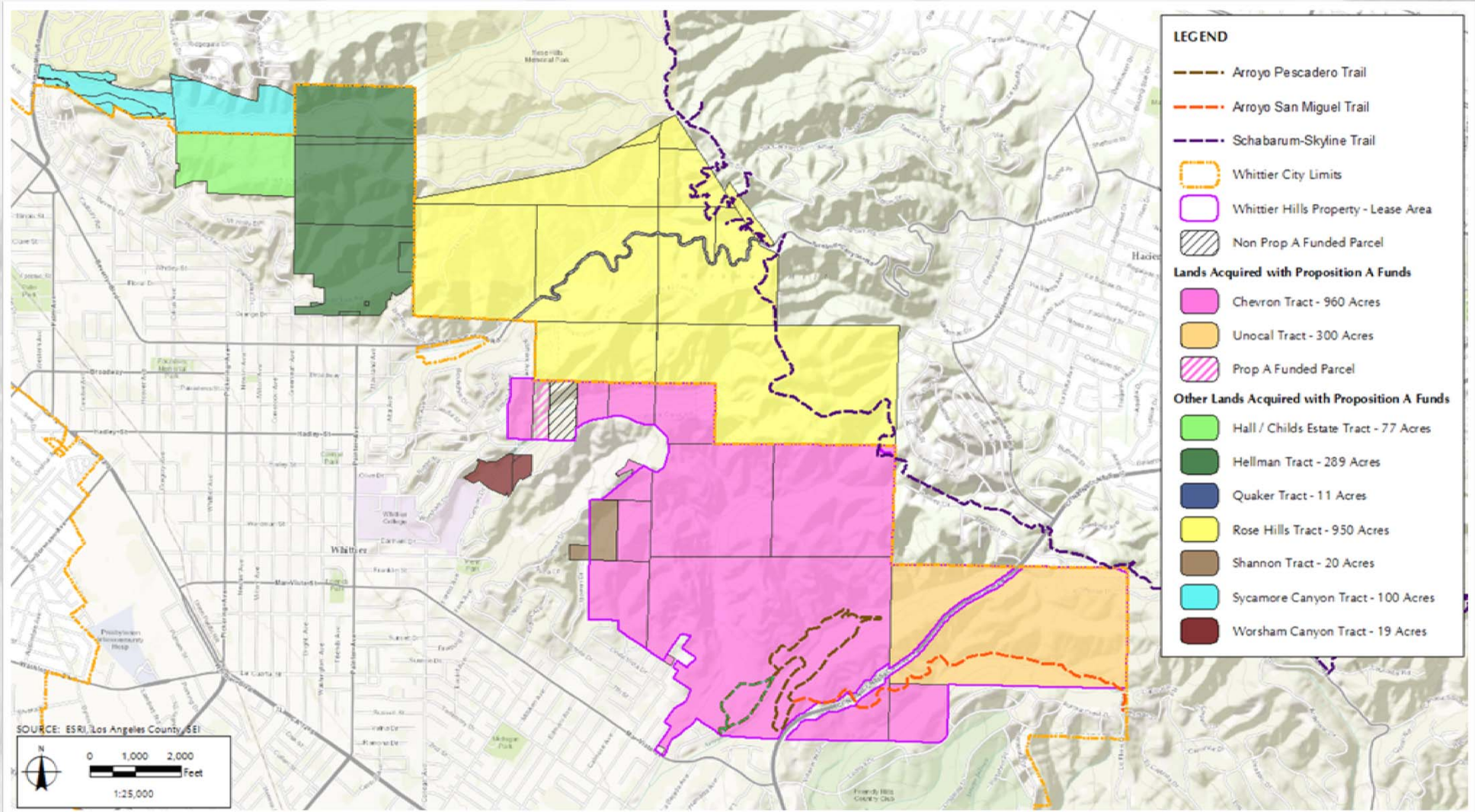
Project Agreement Requirements of Grantees:

- ❖ Certification that lands will be managed consistent with Proposition A funding
- ❖ Commitment to obtain prior District approval of all land use changes, including disposition of lands
- ❖ Agreement to obtain prior District approval of all leases
- ❖ No private use of property different from those generally attached to the public, without prior District approval
- ❖ Acknowledgement that all revenue generated from non-Proposition A uses be directed to Proposition A uses
- ❖ Provide assurance to comply with Proposition A Procedural Guidelines

Whittier Hills Property

- ❖ Lands acquired with \$9.3 million in Proposition A funds
 - Chevron Tract (approx. 960 acres) and one parcel of Shannon Tract (approx. 20 acres)
 - 1995 TPL sells land to MRCA
 - 1995 MRCA purchases and conveys land to Whittier
 - 1995 Deed Restriction limits use of 600 acres to conservation and habitat preservation in perpetuity
 - Unocal Tract (approx. 300 acres)
 - 1995 Whittier acquisition of lands from TPL
 - 1996 Deed Restriction restricts land use exclusively for public open space and recreation space in perpetuity

Whittier Hills Property



Whittier 2008 Oil and Gas Lease

- ❖ Provides right to conduct drilling operations on the over 1,280-acre Whittier Hills property subject to CUP issued by Whittier
- ❖ Authorizes construction and maintenance of pipelines, utilities, tanks, machinery, appliances, buildings, and other structures
- ❖ Right to drill until “fully drilled” subject only to:
 - 1) CUP approval by Whittier
 - 2) Whittier’s approval of additional well sites
- ❖ Lease may be amended by Whittier to extend beyond 25 years
- ❖ Lease originally required District approval before operations could begin
 - May 2012: Whittier amended lease to remove requirement for District approval

Whittier Hills Property: Whittier EIR Significant and Unavoidable Impacts

- ❖ Air Quality
- ❖ Aesthetics
- ❖ Hydrology and Water Quality
- ❖ Land Use and Planning
- ❖ Recreation

Whittier Hills Property: Significant and Unavoidable Impacts

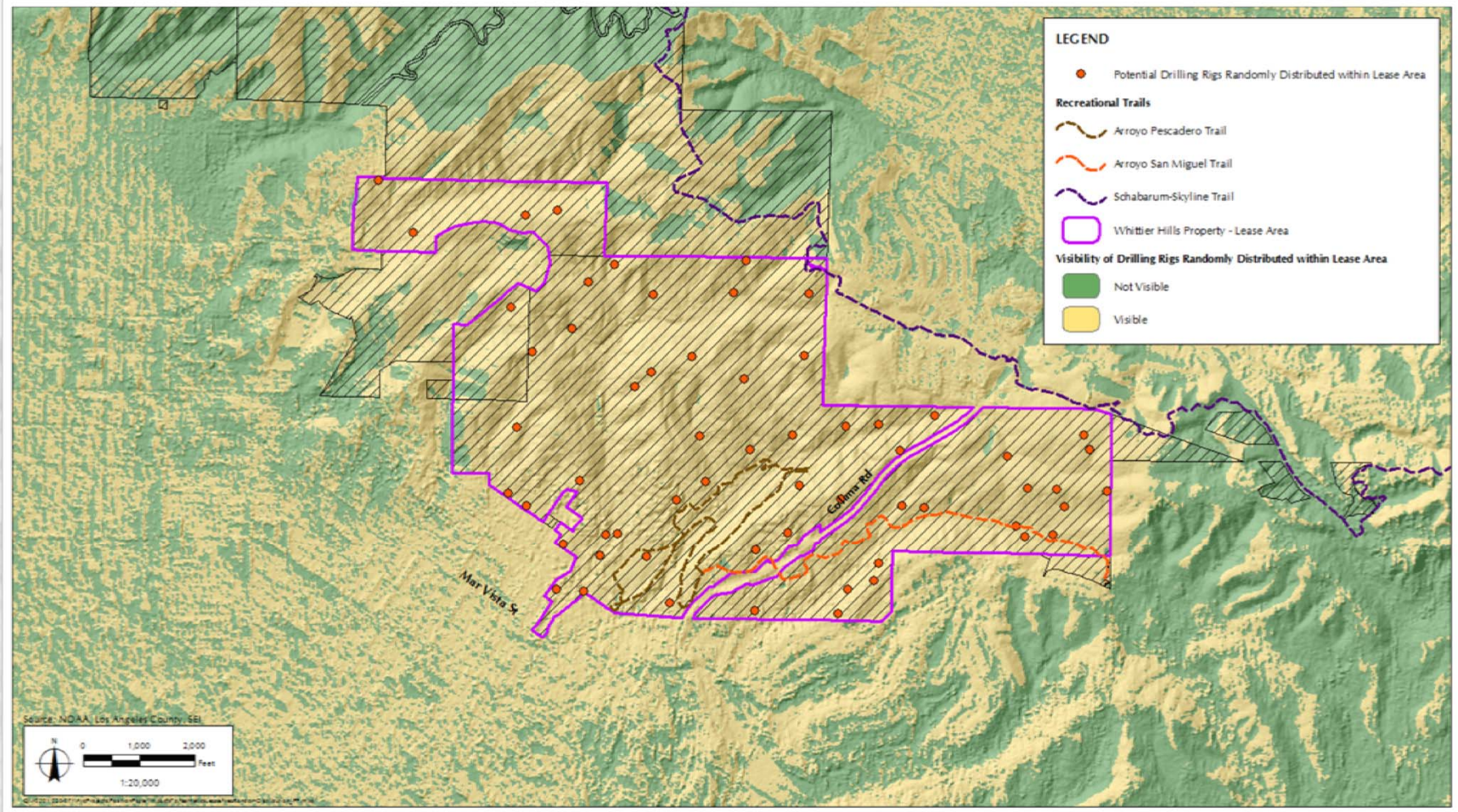
Aesthetics

- ❖ 130-foot-tall drilling rigs are visible within 21.4% of Whittier Hills Property
- ❖ Production wells are visible within 12.8% of Whittier Hills Property
- ❖ Future drilling allowed under Lease could be visible within up to 98% of Whittier Hills Property

FEIR Photo Simulation from Deer Loop Trail



Significant and Unavoidable Impacts – Aesthetics and Visual Resources – Drilling Rigs Randomly Distributed within Lease Area

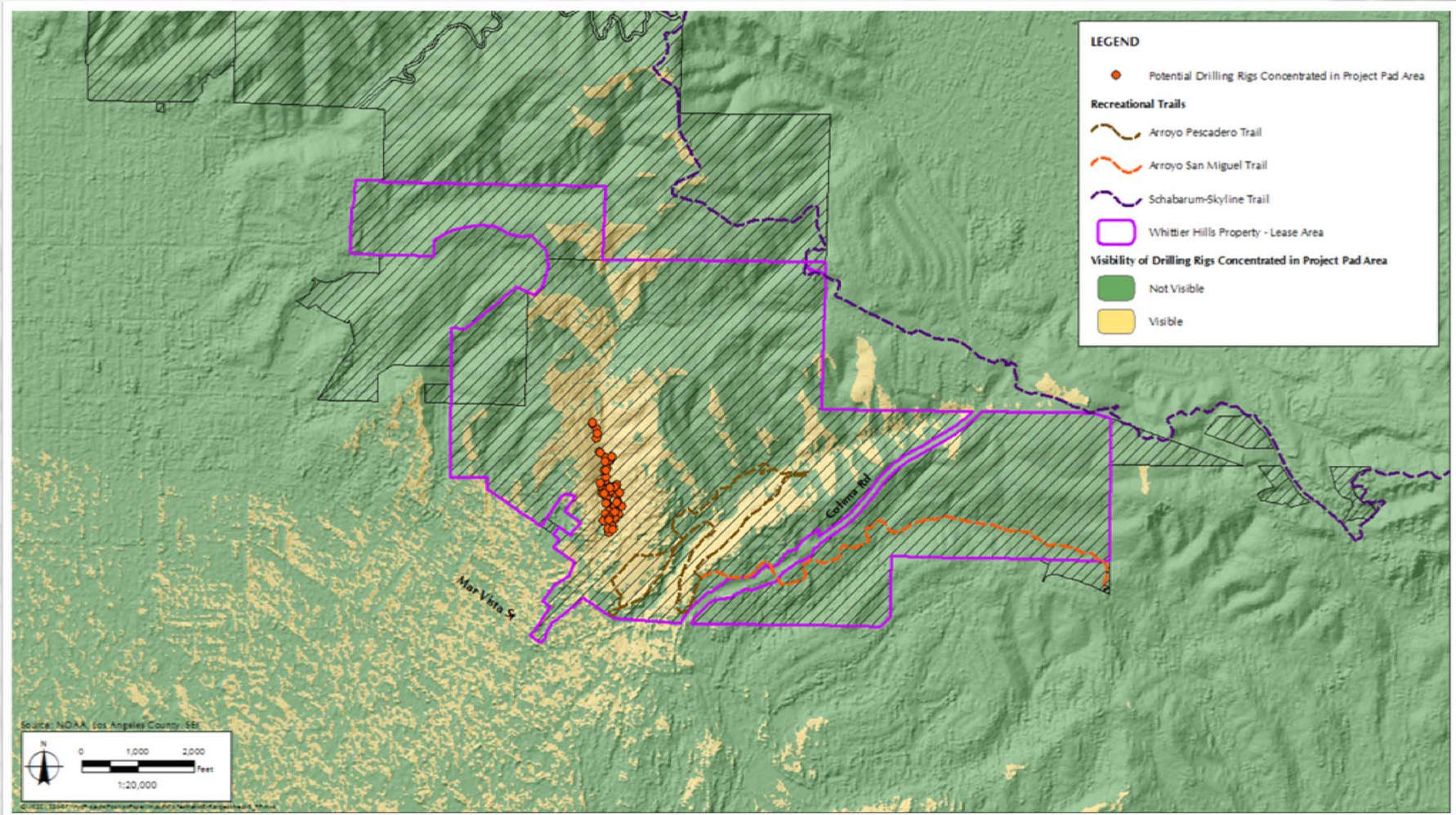


Whittier Hills Property: Significant and Unavoidable Impacts

Land Use and Planning

- ❖ Inconsistent with intended purpose of Proposition A
- ❖ Violates underlying Chevron and Unocal Tract Deed Restrictions
- ❖ Conflicts with proposed designation of Whittier Hills Property as part of proposed San Gabriel Unit of Santa Monica Mountains National Recreation Area
- ❖ Significant and unavoidable impact to recreation based on views of Project-related equipment

Significant and Unavoidable Impacts – Aesthetics and Visual Resources – Drilling Rigs Concentrated in Project Pad Area

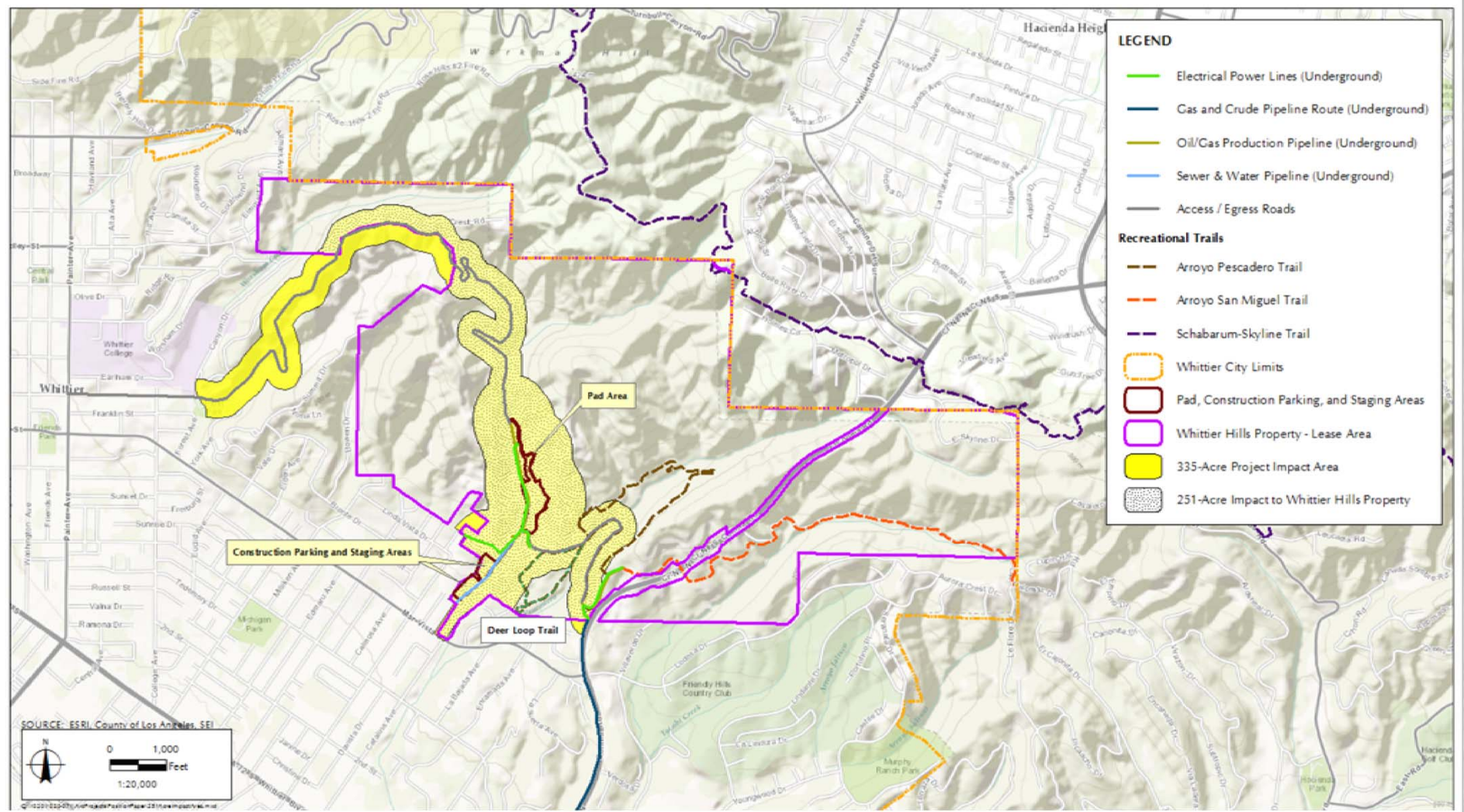


Whittier Hills Property: Significant and Unavoidable Impacts

Recreation

- ❖ Changes visual character of area for recreation users from open space to industrial character
- ❖ Project will strongly contrast with the surrounding environment and will significantly impact public viewsheds
- ❖ Oil and mineral exploration and development activities are visible from different recreational trails
 - ❖ Arroyo Pescadero (Deer Loop) Trail
 - ❖ Schabarum-Skyline Trail
 - ❖ Arroyo San Miguel Trail could be closed up to 8 years

251-Acre Impact to Whittier Hills Property

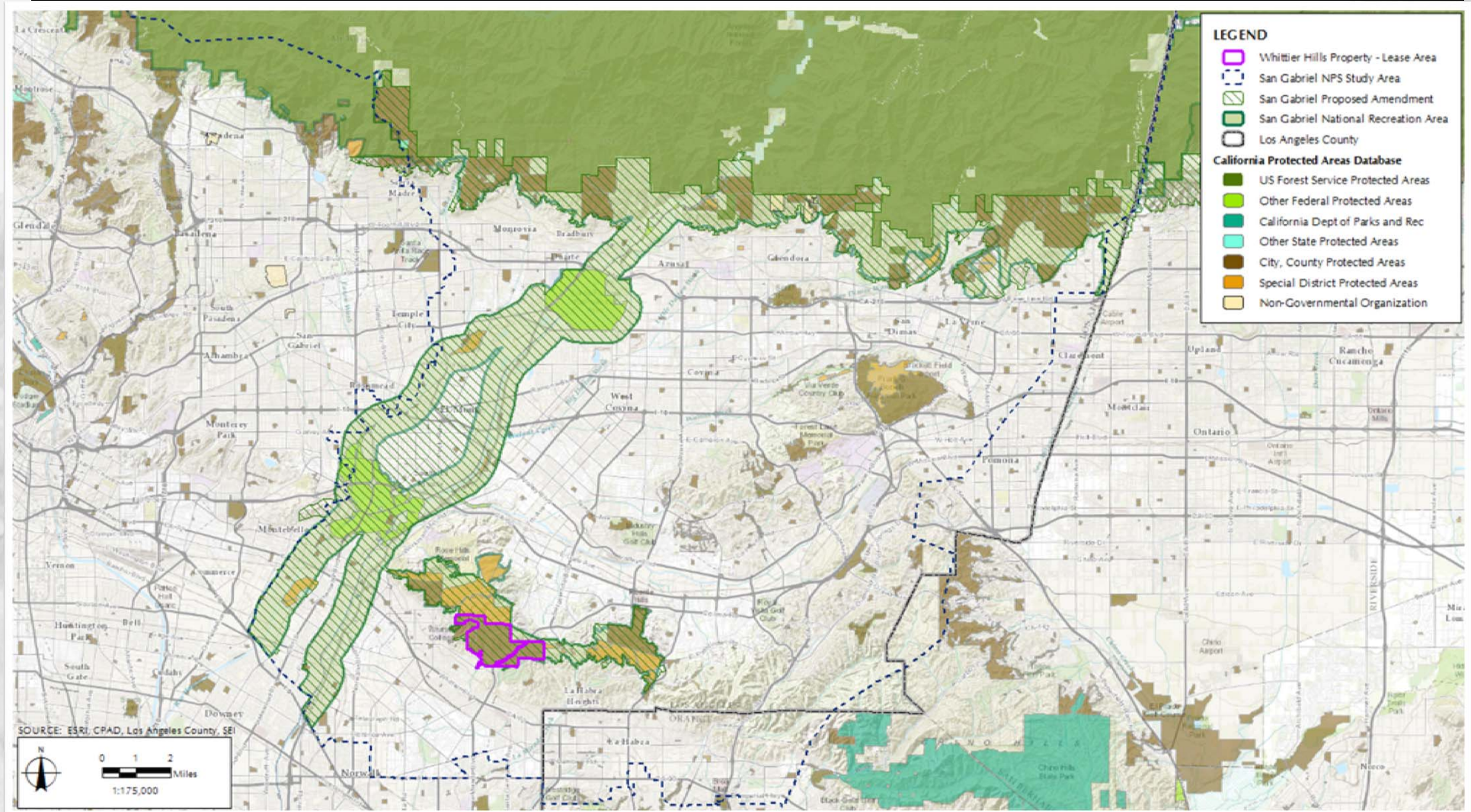


Open Space, Habitat, and Recreation Values of Whittier Hills Property

Proposed San Gabriel Unit of Santa Monica Mountains National Recreation Area

- ❖ 54,631- acre San Gabriel Unit Amendment to the Santa Monica Mountains National Recreation Area
- ❖ 100% of 1,280-acre Whittier Hills Property determined eligible
- ❖ Whittier Hills Property characterized as:
 - “Containing outstanding examples of Southern California native ecological communities, particularly coastal sage scrub.”

San Gabriel Unit of the Santa Monica Mountains National Recreation Area

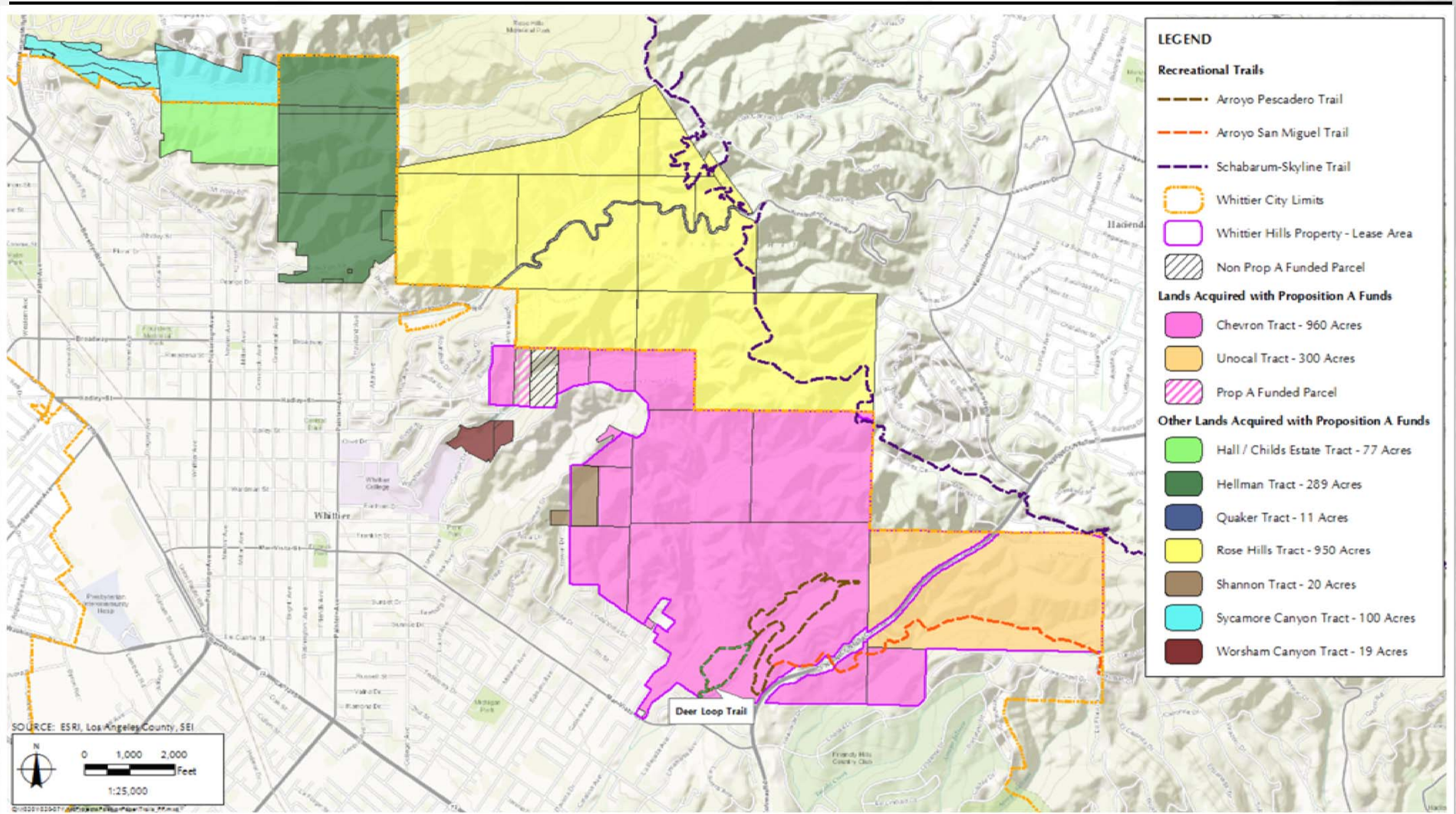


Impacts to Open Space, Habitat, and Recreation Values of Whittier Hills Property

Recreational Resources

- ❖ County-designated Schabarum-Skyline Trail
- ❖ Arroyo Pescadero Trail (including Deer Loop)
 - ❖ Trail used as access road for EIR Project
 - ❖ Subject to closure during construction of EIR Project elements
 - ❖ Oil exploration and production area visible from trail
- ❖ Arroyo San Miguel Trail

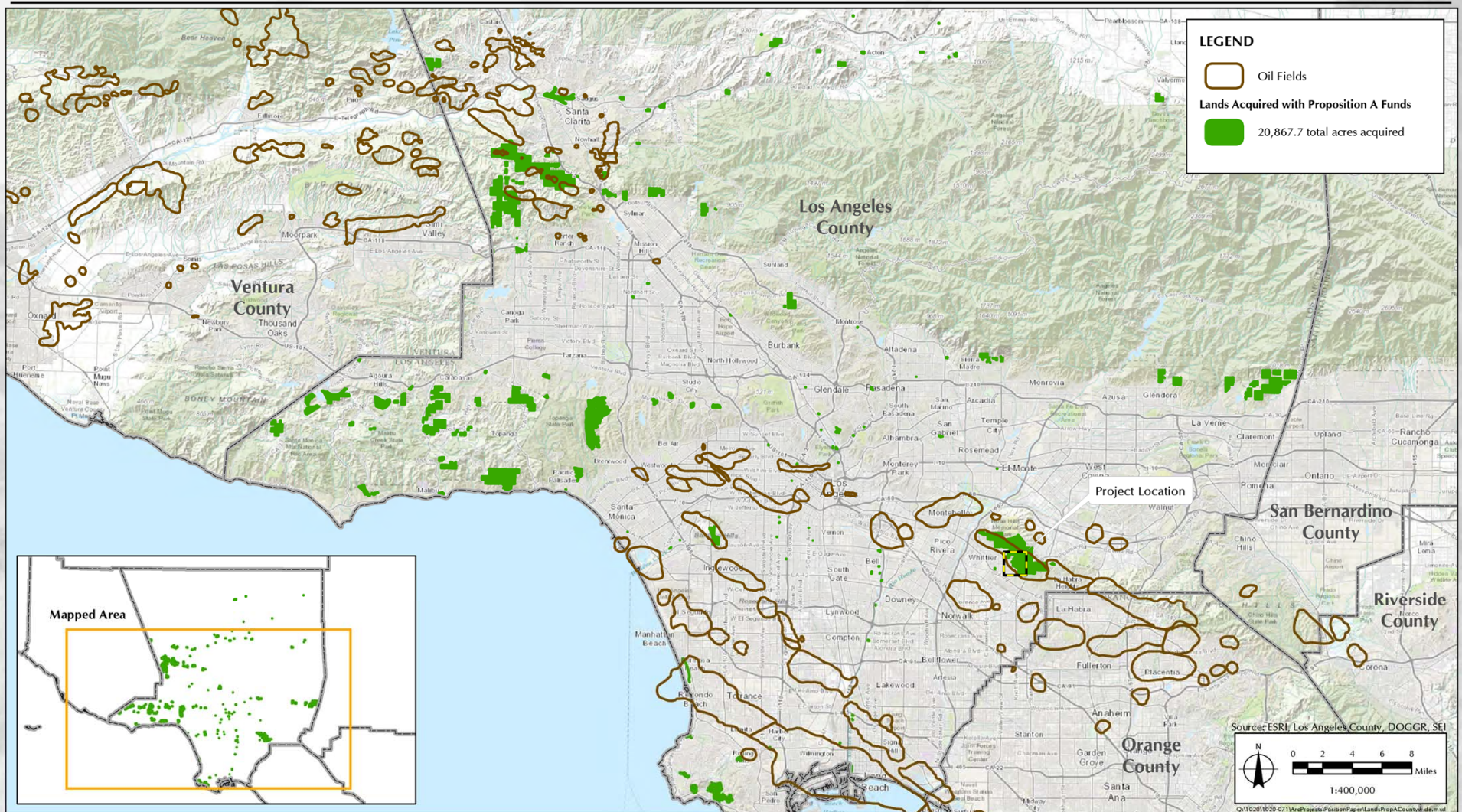
Recreational Resources



Approval of Lease and Project Would Set a Dangerous Precedent and Compromise Public Trust

- ❖ Oil fields located in or adjacent to approximately 10 percent of lands acquired with funds made available with Proposition A funds
- ❖ Oil field exploration and development results in significant and unavoidable impacts to environmental resources
- ❖ Oil field exploration and development is incompatible with wildlife, recreation, and open space land uses that are core values of Proposition A
- ❖ Approval would jeopardize future land conservation efforts in the County
- ❖ Approval would make voters reluctant to approve future park and open space bonds or propositions

Proposition A Lands Near Oil Fields



Recommended Board Action on Lease and Project

- ❖ Denial of Lease maintains over 1,280 acres acquired with Proposition A funds as open space, wildlife habitat, and recreation
- ❖ Denial of Lease is consistent with intended purpose of Proposition A
- ❖ Denial of Lease is consistent with underlying Deed Restrictions
- ❖ Denial of Lease avoids significant and unavoidable impacts to air quality, aesthetics, hydrology and water quality, land use, and planning and creation
- ❖ Denial of Lease provides continued protection to designated critical habitat for Coastal California Gnatcatcher
- ❖ Denial of Lease preserves eligibility for listing as part of the proposed San Gabriel Unit of the Santa Monica Mountains National Recreation Area
- ❖ Denial of Lease consistent with benefits and policies in Proposition A and Public Resources Code section 5539